

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Public Works	(2) MEETING DATE 7/19/2016	(3) CONTACT/PHONE Richard Kopecky, Senior Capital Projects Coordinator (805) 781-5222	
(4) SUBJECT Submittal of bid opening report for Job Order Contracts (JOC), JOC 16-1 and JOC 16-2, to award the subject contract to California Averland Construction, Inc., the lowest responsive, responsible bidder for JOC 16-1, and to award the subject contract to JG Contracting, the lowest responsive, responsible bidder for JOC 16-2. All Districts.			
(5) RECOMMENDED ACTION In accordance with applicable State Law, it is recommended that the Board: <ol style="list-style-type: none"> 1. Award the subject contract JOC 16-1 to California Averland Construction, Inc., the lowest responsive, responsible bidder with an Award Criteria Figure (ACF) composite adjustment factor of 0.9018; and 2. Award the subject contract JOC 16-2 to JG Contracting, the lowest responsive, responsible bidder with an Award Criteria Figure (ACF) composite adjustment factor of 0.9045. 			
(6) FUNDING SOURCE(S) Budgeted Maintenance and Capital Projects	(7) CURRENT YEAR FINANCIAL IMPACT Each project separately budgeted and funded prior to award of individual job order.	(8) ANNUAL FINANCIAL IMPACT Minimum award of \$50,000 (each Contract) to a potential total award of all job orders not-to-exceed (each Contract) \$4,659,195.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: N/A <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: 5/17/16, #1	
(17) ADMINISTRATIVE OFFICE REVIEW David E. Grim			
(18) SUPERVISOR DISTRICT(S) All Districts			

Reference: 16JUL19-C-4

County of San Luis Obispo



TO: Board of Supervisors

FROM: Public Works

Richard Kopecky, Senior Capital Projects Coordinator

Jeff Lee, Capital Planning Manager

VIA: Jeff Werst, Design Division Manager

DATE: 7/19/2016

SUBJECT: Submittal of bid opening report for Job Order Contracts (JOC), JOC 16-1 and JOC 16-2, to award the subject contract to California Averland Construction, Inc., the lowest responsive, responsible bidder for JOC 16-1, and to award the subject contract to JG Contracting, the lowest responsive, responsible bidder for JOC 16-2. All Districts.

RECOMMENDATION

In accordance with applicable State Law, it is recommended that the Board:

1. Award the subject contract JOC 16-1 to California Averland Construction, Inc., the lowest responsive, responsible bidder with an Award Criteria Figure (ACF) composite adjustment factor of 0.9018; and
2. Award the subject contract JOC 16-2 to JG Contracting, the lowest responsive, responsible bidder with an Award Criteria Figure (ACF) composite adjustment factor of 0.9045.

Discussion

In accordance with direction from your Board, bids for the subject contracts were opened on Thursday, June 16, 2016.

8 bids were received for each contract. They are as follows:

2016 Job Order Contract JOC 16-1

Contractor's name	Factors for Projects Less than \$25,000		Factors for Projects \$25,000 or Greater		Composite Weighted Adjustment Factor
	Normal Working Hours	Other than Normal Working Hours	Normal Working Hours	Other than Normal Working Hours	
California Averland Construction	0.9045	0.9224	0.8955	0.9134	0.9018
JG Contracting	0.9045	0.9045	0.9045	0.9045	0.9045
Kinyon Construction, Inc.	0.9300	0.9300	0.9300	0.9400	0.9320
R. Burke Corporation	0.9500	0.9500	0.9500	0.9500	0.9500
Newton Construction and Management	0.9575	0.9855	0.9435	0.9625	0.9515
R.F. Koerber, Inc.	0.9900	1.0000	0.9800	0.9900	0.9845
RK and G Construction, Inc.	1.1500	1.1800	1.1500	1.2000	1.1615

2016 Job Order Contract JOC 16-2

Contractor's name	Factors for Projects Less than \$25,000		Factors for Projects \$25,000 or Greater		Composite Weighted Adjustment Factor
	Normal Working Hours	Other than Normal Working Hours	Normal Working Hours	Other than Normal Working Hours	
California Averland Construction	0.9045	0.9224	0.8955	0.9134	0.9018
JG Contracting	0.9045	0.9045	0.9045	0.9045	0.9045
R. Burke Corporation	0.9294	0.9294	0.9294	0.9294	0.9294
Kinyon Construction, Inc.	0.9300	0.9300	0.9300	0.9360	0.9312
RK and G Construction, Inc.	0.9300	0.9300	0.9300	0.9550	0.9350
Newton Construction and Management	0.9475	0.9655	0.9435	0.9550	0.9475
R.F. Koerber, Inc.	0.9700	0.9800	0.9600	0.9700	0.9645

As stipulated in the "Invitation to Bidders" section of the Contract Documents, bidders were allowed to bid separately on any or all of the contracts, although only one contract may be awarded to any bidder, and the apparent lowest responsive and responsible bidder was to be determined sequentially for each contract in the following order: JOC 16-1; JOC 16-2. Therefore, while California Averland Construction, Inc. was the apparent lowest responsive and responsible bidder for both the JOC 16-1 and JOC 16-2 contracts, they were excluded from consideration for the JOC 16-2 contract.

Project Background Information

A Job Order Contract (JOC) is an annual, competitively bid, firm fixed price contract instrument that the County has used since 2000 to complete countywide maintenance and repair projects. JOC utilizes unit pricing to reduce the level of effort for engineering, design, and contract procurement time. While the unit pricing method of the JOC contract encompasses a wide variety of renovation and repair, individual job orders are issued for a specific scope of work.

For 16 years, JOC has provided a contracting method that expedites processing time for maintenance and repair projects. A chronological history of prior JOCs awarded by the Board of Supervisors is included as attachment "A". The current contracts for FY 2015-16 have expired on June 18 and June 19, 2016. The new JOC contracts will provide the County the opportunity to offer this cost effective and timely project delivery method without interruption through June 2017.

Today's request is to award two concurrent JOC contracts and is intended to stimulate more local business participation, performance competition, and avoid overloading one contractor with simultaneous procurement actions. Having two awarded JOC contracts enables the County to effectively assign selected scopes of work to the contractor that can best accomplish the work based on level of expertise and proficiency. Award of the one-year JOC contracts will be determined by the lowest price factor for responsive and responsible bidders.

The JOC program significantly reduces the time and expense of the common design/bid/build process utilized for many construction projects. It is a procurement program that enables the County to accomplish a large number of small and medium-sized, maintenance and renovation projects with a single, competitively bid construction services contract. The major advantages of JOC include:

- fast and timely delivery of projects;
- low overhead cost of construction procurement and delivery;
- development of a partner relationship based on work performance;
- reduced legal fees;
- minimization of change orders;
- standard pricing and specification utilizing a published Construction Task Catalog resulting in efficient and effective estimating, design, and fixed price construction.

Other Agency Involvement/Impact

The Planning and Building Department reviews and issues building permits for all applicable projects within the Capital and Maintenance Project Programs. County Counsel reviewed the Agreement as to legal form and effect.

Financial Considerations

JOC contracts do not encumber funding; only when individual job orders are issued will cost be defined. All construction funding for JOC will be made from Board approved and appropriated Facility Capital and Maintenance project budgets. There are no budget adjustments necessary for the action requested.

The California Public Contract Code Section 20128.5 allows a maximum annual dollar amount for each contract to be \$4,659,195. The maximum contract value does not commit the County to issue job orders for the full amount, but it gives the County the flexibility to do so if in the best interest of the County. Typically, the County has averaged \$1-2 million under JOC annually.

From FY 2000-01 through FY 2014-15, the County awarded 586 job orders for a total construction cost of \$24,192,883. Through March 31, 2016, there have been 23 job orders approved under JOC for FY 2015-16, for a total construction cost of \$1,170,177.

Results

The immediate result of approval by the Board of the recommended action will be continued use of the JOC project delivery program allowing Public Works to deliver construction projects in a timely and cost effective manner, necessary to accommodate the facility needs of County departments and the public, thus providing a well governed community.

ATTACHMENTS

1. JOC16 – Attachment A

File: CF 160.50.01 (new) Job Order Contract (annual)

Reference: 16JUL19-C-4

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